



TOWN OF EAST GRANBY

INCORPORATED 1858

ENGINEERING DEPARTMENT
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October 6, 2022

Planning & Zoning Commission
Town of East Granby
P.O. Box 1858
9 Center Street
East Granby, CT 06026

Re: PZC Appl. #22-07
#7, #11, #15, & #17 Bradley Park Road
East Granby, CT

Dear Mr. Chairman:

We have reviewed the following items below regarding the above referenced application:

1. Land Development Plans for Proposed Warehouse, 7, 11, 15, & 17 Bradley Park Road, East Granby, Connecticut, as prepared by BL Companies, Dated August 5, 2022, Scale: 1" = 20':
 - a. Cover Sheet, Sheet CV-1
 - b. General Notes, Sheet GN-1
 - c. Demolition Plan, Sheet DM-1
 - d. Site Plan, Sheet SP-1
 - e. Grading and Drainage Plan, Sheet GD-1
 - f. Site Utilities Plan, Sheet SU-1
 - g. Sediment and Erosion Control Plan, Sheet EC-1
 - h. Sediment and Erosion Control Notes, Sheet EC-2
 - j. Sediment and Erosion Control Details, Sheet EC-3
 - k. Landscaping Plan, Sheet LL-1
 - l. Landscaping Details and Notes, Sheet LL-2
 - m. Lighting Plan, Sheet LP-1

- n. Detail Sheet 1, Sheet DN-1
 - o. Detail Sheet 1, Sheet DN-2
 - p. Detail Sheet 1, Sheet DN-3
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- 2. Field Observation Report and Falling Head Test Results, Dated June 28, 2022, as completed by BL Companies.
 - 3. Stormwater Management Report, dated August 10, 2022, as completed by BL Companies.
 - 4. HydroCAD Models for Pre-Developed and Developed Drainage Analysis, as completed by BL Companies.
 - 5. Town of East Granby Land Use Application Form, dated August 12, 2022, PZC Application # 22-07.

ENGINEERING COMMENTS:

General

- 1. Within the Field Observation Report all of the Test Pit Logs are numbered as TP-1. Please revise and add the locations of all of the Test Pits onto Sheet GD-1. Please Note: Groundwater was observed in one of the test pits at 7 feet and the infiltration system bottom is within that parameter.
- 2. Were redoximorphic features found present within the test pit that had groundwater at 7 feet? There is no indication of this within the test pit log.

General Notes – No Comment

Demolition Plan

- 1. Clarify if the existing enclosed/covered walkway, located between Buildings at #7 and #11, is to be removed. If so, please add to the Demolition Plan.

Site Plan

- 1. Provide street addresses for all existing buildings.

2. What is the plan with the two existing loading dock areas located on the easterly side of Building #15?
3. Provide turning movements for all trucks at all of the proposed loading docks, trailer parking areas, within the proposed cul-de-sac, and at the main entrance. Please Note: Trucks turning south onto Bradley Park Road, must not cross the double yellow line.
4. Provide a detail for the “Gravel Cover...” areas to include material specifications.

Grading and Drainage Plan

1. Is there a risk of undermining the existing Building #7 footings during the installation of Storm Manhole 4 and the associated 12-inch diameter HDPE? Based on the existing FFE = 170.06, it appears that the pipe invert (El-164.84), will be below the footing. Recommend relocating this portion of the storm drainage system away from the building. Or provide the methods and means for completing this portion of the storm drainage installation.
2. Recommend that a portion of the proposed 12-inch diameter HDPE, as shown below the proposed building connection, be changed to ductile iron pipe.
3. Verify that the seasonal high groundwater table, located within the area of the proposed infiltration system, is greater than seven (7) feet below grade.
4. Add test pit locations to this plan sheet.
5. Retaining walls three (3) feet high or greater will require a Professional Engineer to provide signed/sealed drawings, which includes Pre-Engineered Walls, to the Building Official for review.
6. Railings will be required on all retaining walls which provide a walkway or pedestrian access, located toward the top of the wall.
7. It appears that the existing storm drainage piping, located in the vicinity of the Proposed Infiltration System, is to be removed. Update Demo Plan to indicate removal.
8. Will any of the proposed walks provide ADA accessibility? If so, indicate the locations of these walk and add ADA Detectable Warning Strips where they meet the travel way.

9. To prevent frost heave and to provide safe ingress/egress, recommend drilling and doweling the proposed concrete pads which are flush with the building(s) finished floors.
10. Based upon the close proximity to the northerly property line, how will the Site Contractor prepare the area for paving and curbing without encroaching onto the abutting property to the north?
11. Show the Segmental Retaining Wall Drain(s) and discharge connections to the storm drainage system.

Site Utilities Plan

1. The Site Utilities Plan appears to show only the existing utilities. Please indicate “Existing” in the title block or add the proposed utilities to this sheet.

Sheet EC-1

1. Recommend relocating the proposed construction entrance to an area where the pavement will be removed.
2. Provide dust control (DC) and street sweeping maintenance to the plan. Note: include Bradley Park Road in this maintenance.

Sheet EC-2

1. Please add the Owner(s) name as the responsible person(s) for the maintenance of the Erosion & Sedimentation Control Measures. A 24-Hour Emergency Contact telephone number is required.

Sheet DN-1

1. Recommend compacted processed aggregate base below the proposed concrete sidewalk.

Sheet DN-2

1. If no ADA parking spaces are proposed, remove the ADA details, or indicate where the ADA parking spaces will be located on the Site Plan. If it is going to be utilized for updating the current ADA spaces, please indicate this within the detail sheet and on the Site Plan.

Sheet DN-3

1. There is a detail of a hydrodynamic separator located on this sheet, however, no hydrodynamic separator is labelled on the Grading and Drainage Plan. Please clarify.

Drainage Analysis:

We take no exception with the drainage analysis assumptions and methodologies.

Recommended Conditions:

1. Submit revised Engineering Plans to the Town Engineer for review/approval.
2. Final approved plans shall have live signature and embossed seal of the Engineer and Surveyor of record. These shall be submitted to the Town of East Granby Engineering/Building Department prior to any construction.
3. If the main entrance is to be altered, a Town of East Granby Encroachment permit shall be submitted prior to any construction. The Design Engineer shall provide the Encroachment Permit bond amount for the Town Engineer to review, as part of the Encroachment Permit.
4. A Pre-Construction Meeting shall be scheduled with the Town of East Granby staff and the Town Engineer.
5. The Town Engineer and/or the Town of East Granby staff shall make inspections of the site at construction milestones as determined at the Pre-Construction Meeting. Additional inspections will be made throughout the construction process, until the site is stabilized with a permanent vegetative cover, as determined by the Town of East Granby staff and/or the Town Engineer.
6. All stumps shall be removed from the site.
7. During the construction process, the Owner/Developer/General Contractor shall add erosion and sedimentation control measures, as deemed necessary by the Town Engineer.
8. Inspections of the erosion and sedimentation control measures shall be completed prior to impending inclement weather and after every rain storm event of 0.5 inches of rainfall or greater. The required repairs and/or maintenance of all erosion & sedimentation control measures shall be completed by the General and/or Site Contractor immediately after the inspection(s) and until a permanent vegetated cover is established.

9. The Applicant's Engineer shall provide an Erosion and Sedimentation Control Measures Bond Estimate, which shall be reviewed and approved by the Town Engineer as part of this application. The Bond shall be a cash bond payable to the Town of East Granby.
10. An As-Built Site Improvement and Grading Plan, prepared by a State of CT Registered Land Surveyor, shall be submitted, after all of the construction is completed but prior to requesting a Certificate of Occupancy, to the Town of East Granby Engineering or Building Department for review and approval.
11. A final site inspection shall be completed by the Consulting Town Engineer prior to the release of the Erosion and Sedimentation Control Measures Bond.

Sincerely,
Thomas D. Grimaldi
Town Engineer